FORT LAUDERDALE / SISTRUNK DISTRICT SINGLE-TENANT SMALL BAY INDUSTRIAL

DWN TWN REALTY ADVISORS

FOR SALE

724-732 NW 8 AVE – SISTRUNK DISTRICT

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REALTY ADVISORS
25.77°N -80.19°W

INVESTMENT SALES ADVISORS

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DISCLAIMER:

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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present 724-732 NW 8th Avenue (the "Property"), a 3,000 SF warehouse building on a 16,875 square foot lot, located in Fort Lauderdale's Sistrunk District. The Property comprises two contiguous parcels with 125 feet of frontage on NW 8th Avenue and 135 feet of depth. The improvement is a one-story CBS structure containing a 1,316 SF workshop, 774 SF of interior storage, a 204 SF waiting room, private office, employee room, two restrooms, and mechanical space, with roughly 11 feet of ceiling height.

The Property is 100% leased to AMKON LLC on a five-year lease executed April 22, 2025 for office use, vehicle storage, and fleet maintenance. Current in-place rent is $149,760 per year. The lease runs through April 2030, with two five-year renewal options at the greater of fair market value or 4% over the preceding year, and is secured by a $24,000 deposit and an unconditional personal guaranty from the tenant's principal. Taxes and insurance sit on a 2025 base year with the tenant paying all increases above base and carrying its own utilities, waste removal, and interior maintenance, leaving ownership responsible only for roof and structure.

Against annual operating expenses of $22,850, the Property produces NOI of $126,910, a 5.8% cap rate on the $2,200,000 asking price and a basis of $130 per land square foot. The lease also reserves the landlord an unconditional right to terminate on 90 days' notice, a provision that has already vested and conveys at sale, giving an incoming owner full control of the site for owner-user occupancy while collecting escalating income in the interim. Secured, paved industrial outdoor storage at this scale is irreplaceable in Fort Lauderdale's urban core, where the remaining industrial land base is being absorbed by residential and mixed-use development. This represents a rare opportunity to acquire a guaranteed, escalating income stream today on a site an owner can recapture on 90 days' notice tomorrow, in one of Broward County's most active redevelopment corridors.

724-732 NW 8th Ave, Fort Lauderdale, FL 33311

Fort Lauderdale / Sistrunk District

$2,200,000
Sale Price

5.8%
Cap Rate

$126,910
In-Place NOI

3,000 SF
Building SF

16,875 SF
Lot SF

$130/SF
Price/SF Land

100%
Occupancy

April 2030
Lease Expiration

INFILL INDUSTRIAL IN FORT LAUDERDALE'S SISTRUNK DISTRICT, MINUTES FROM DOWNTOWN, BRIGHTLINE, AND FAT VILLAGE

PROPERTY INFORMATION

THE OFFERING

Sale Price	$2,200,000
Price/SF Land	$130/SF
Address	724-732 NW 8th Avenue, Fort Lauderdale, FL 33311
# of Parcels	2
Folios	494234068800 494234068810
Submarket	Sistrunk District
Building SF	3,000 SF
Lot Size	16,875 SF
Annual Income	$149,760
Annual Expenses	$22,850
Annual NOI	$126,910
Asset Class	Small Bay Industrial
Tenant	AMKON LLC
RCD	June 1, 2025
Lease Expiration	April 22, 2030
Lease Term	5 Years
Lease Escalations	4% Annually
Options	(2) x Five (5) Years at greater of FMV or + 4%
Lease Structure	BY 2025 for Taxes & Insurance Tenant pays utilities, waste removal, and interior maintenance
Landlord Termination Right	90 days' written notice

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INVESTMENT HIGHLIGHTS

IN-PLACE INCOME

Guaranteed, Escalating Lease

100% leased to AMKON LLC through April 2030 at $149,760 annually with 4% yearly escalations, two five-year renewal options, a $24,000 deposit, and an unconditional personal guaranty. Year one NOI of $126,910 at a 5.8% cap rate.

SCARCE ASSET

Secured Industrial Yard

16,875 SF of gated, walled, paved industrial outdoor storage with a 3,000 SF office and workshop building. IOS product of this size is functionally irreplaceable in Fort Lauderdale's urban core, where no new supply is being entitled.

PRIME LOCATION

Sistrunk District Infill

Direct access to I-95, Broward Boulevard, and Downtown Fort Lauderdale, with Brightline, Las Olas, FAT Village, and the THRIVE District within minutes. Over 10,000 residential units delivered or underway nearby drive service and contractor demand.

OWNER CONTROL

Vested Termination Right

The lease reserves the landlord a 90-day termination right, already vested and conveying at sale. An owner collects escalating income today and can recapture the full 16,875 SF site for owner-use or redevelopment at a $130 per land SF basis.


FAT Village: $500M Hines redevelopment, 600 units, 180,000 SF T3 office, retail and galleries, two blocks from Brightline, delivering 2026-2027.
Fort Lauderdale / Las Olas
5min Drive
brightline
The Adderley
417 Units
Built in 2026
The THRIVE District, a 5-acre creative hub steps from the Property, transformed former warehouses into 80,000+ SF of retail, office, galleries, and F&B, now home to 40+ businesses. Full district map on page 15.
The Arcadian
502 Units
Built in 2026
NW 7th Street
N Ave of Arts
NW 8th Street
NW 9th Avenue
NW 9th Street
SURROUNDED BY THE NEW FORT LAUDERDALE
THRIVE District, FAT Village, Brightline, and Las Olas, All Within 5 Minutes
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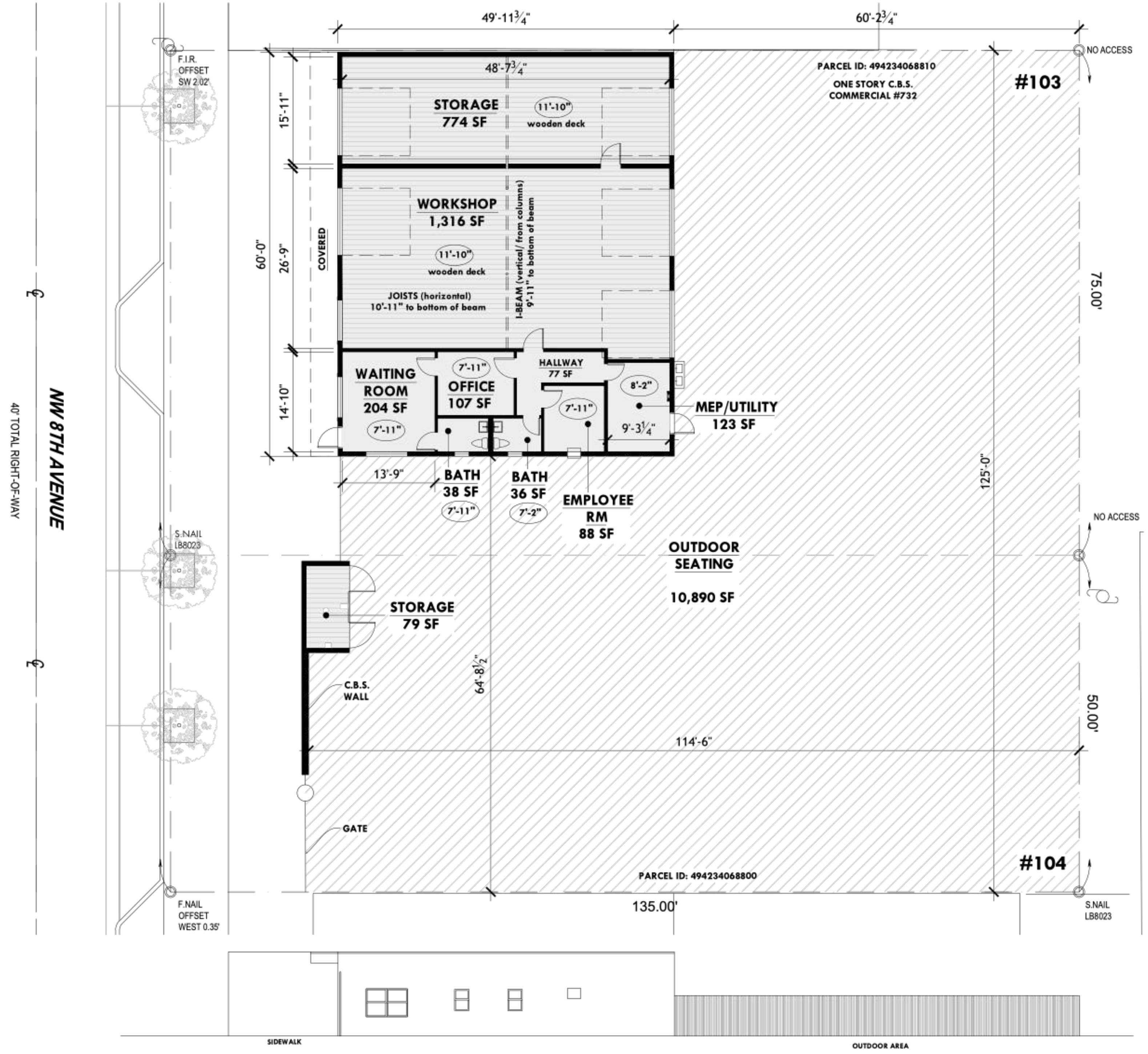
FLOOR PLAN



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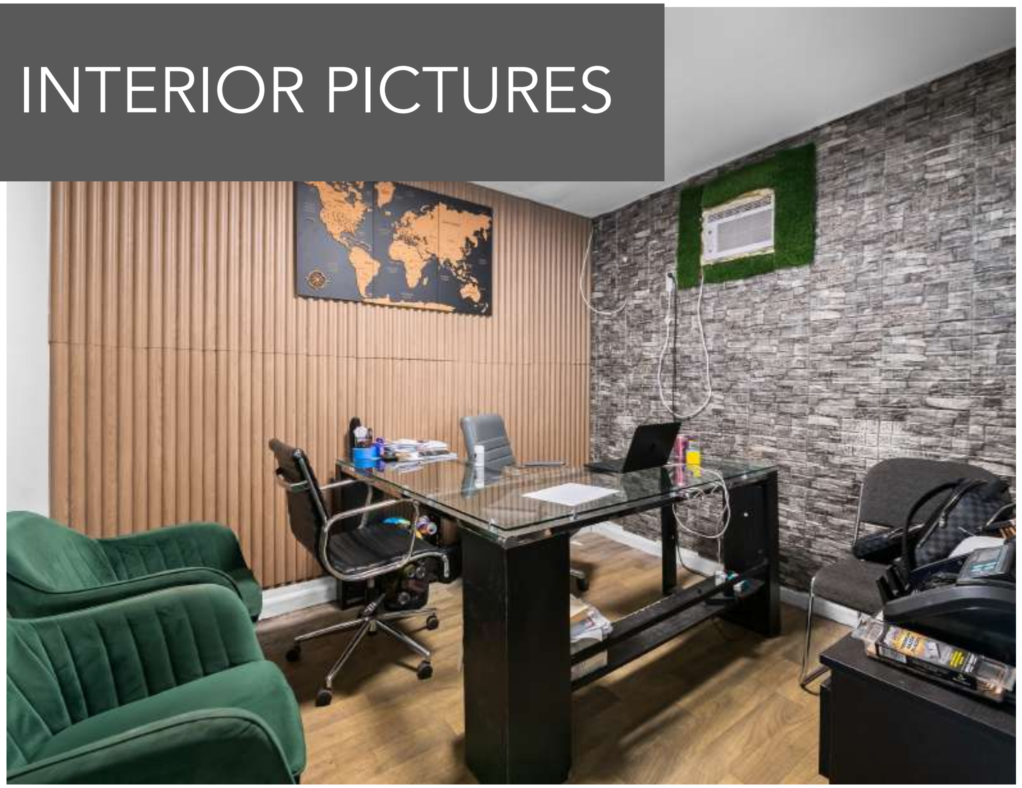
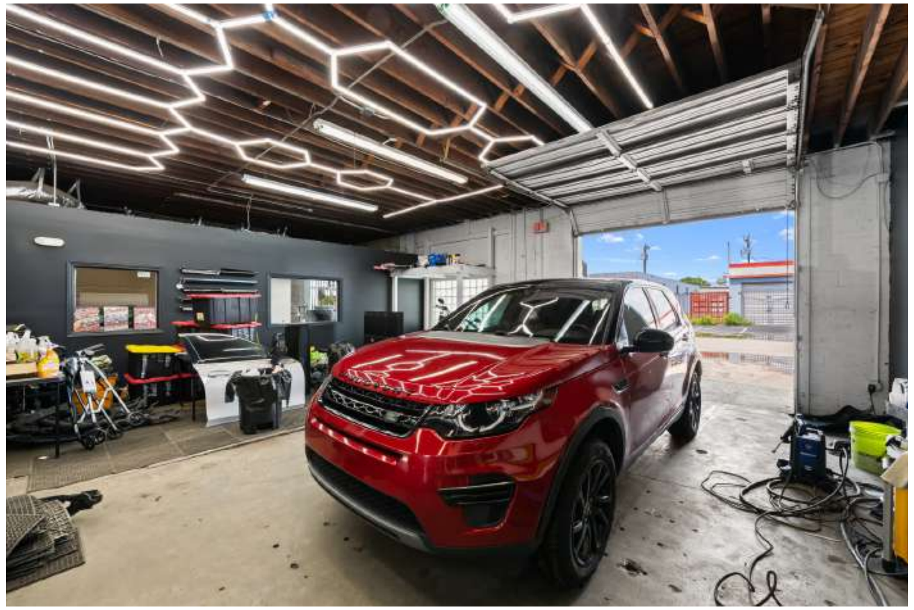
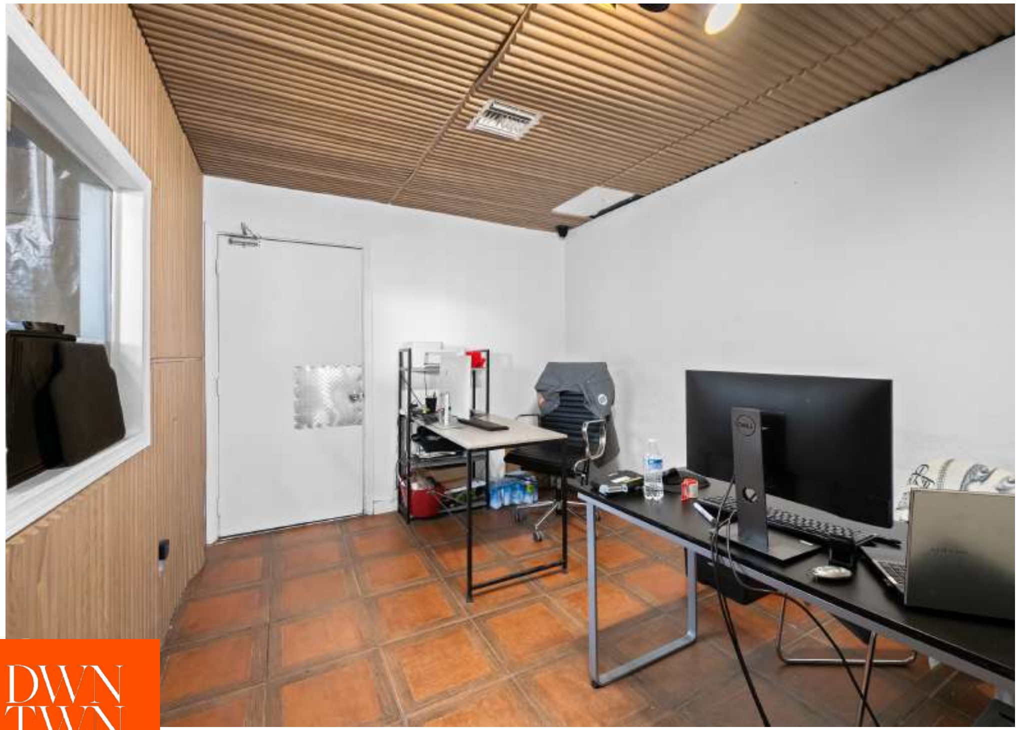
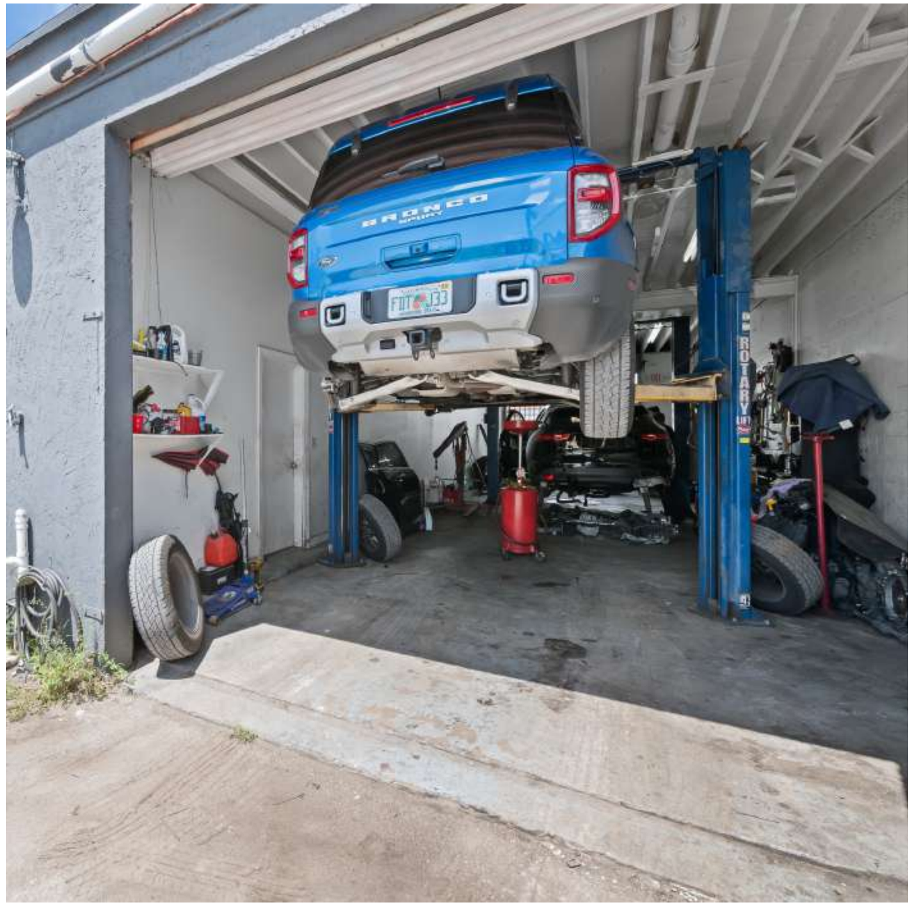
INTERIOR PICTURES









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EXTERIOR AREA

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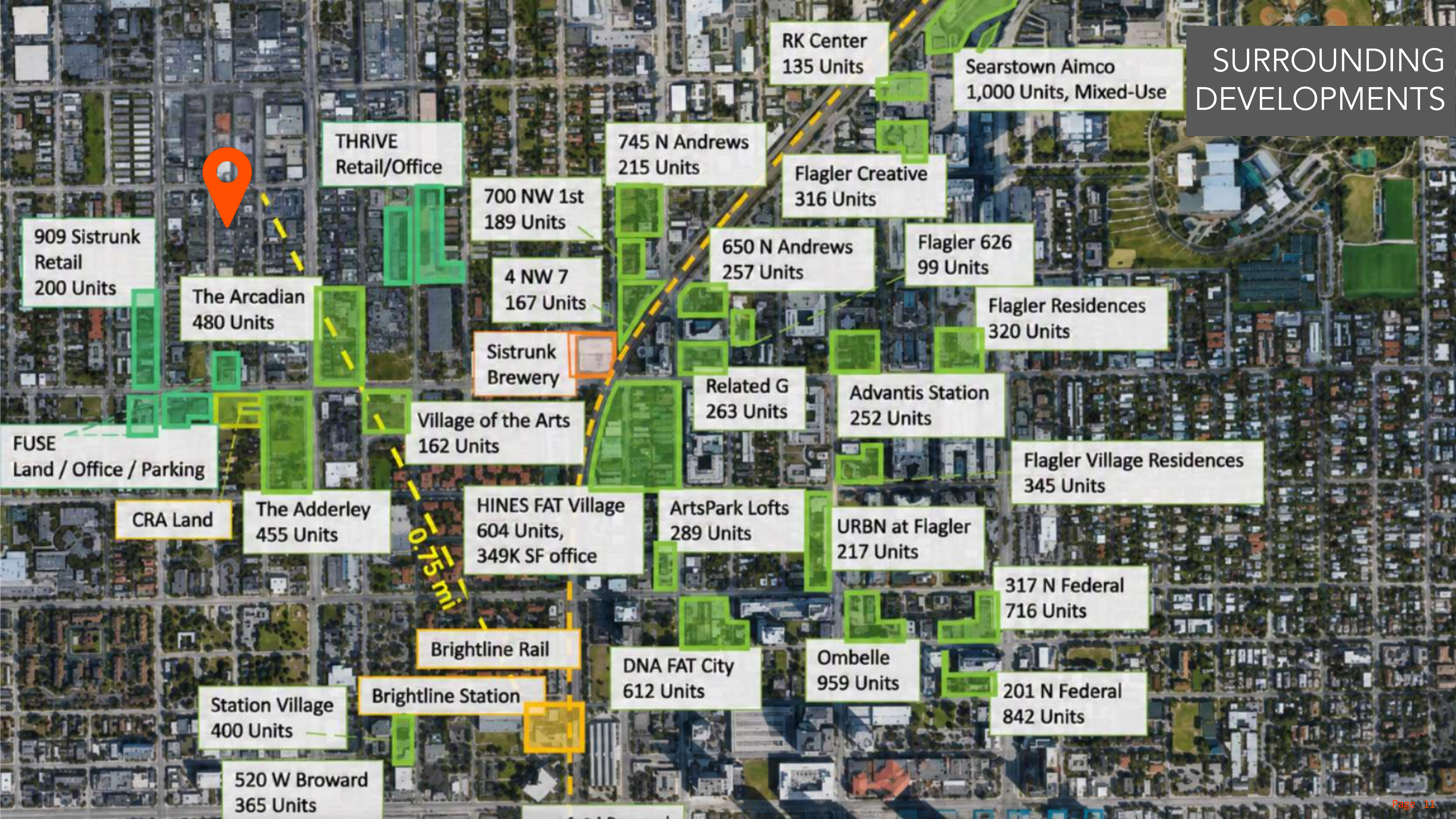
CONTEXT MAP


THRIVE
Office / retail / flex
80,000 SF
745 N Andrews
215 Units
0.5 mile radius
909 Sistrunk | FUSE
F&B / retail / office / resi
200 Units / 77,000 SF
700 NW 1st
189 Units
650 N Andrews
257 Units
Flagler 626
99 Units
The Arcadian
494 Units
4 NW 7
167 Units
Adventis Station
252 Units
Lofts on 6th
90 Units
Sistrunk Brewery
& Market
Gallery at FAT Village
Related Group
263 Units
Village of the Arts
162 Units
Flagler Village Res
345 Units
FUSE
Land / office / parking
The Adderley
455 Units
URBN at Flagler
217 Units
HINES FAT Village
604 Units, 349K SF office, 90K

SURROUNDING DEVELOPMENTS



LOCATION DESCRIPTION

The subject property is located in Fort Lauderdale's Sistrunk District, an emerging commercial and redevelopment corridor within the broader Central Broward industrial submarket. The area has become a focus of public and private investment as the City of Fort Lauderdale continues to encourage redevelopment, business growth, and mixed-use activity along the Sistrunk Boulevard corridor. This momentum has increased demand for nearby warehouse, service, and light industrial properties that support the surrounding residential and commercial expansion.

The Sistrunk District benefits from its central Broward location and strong regional connectivity. The area provides convenient access to Interstate 95, Sunrise Boulevard, and Broward Boulevard, allowing efficient transportation throughout Broward County as well as direct connectivity to Miami Dade and Palm Beach counties. The location also offers close proximity to Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale Hollywood International Airport, key economic drivers for the South Florida region.

The surrounding area continues to see new residential development, retail growth, and commercial reinvestment, particularly in nearby Flagler Village and the greater Downtown Fort Lauderdale market. This growth has increased demand for small to mid sized industrial buildings that can support local service providers, contractors, distribution users, and creative industrial tenants seeking proximity to the urban core.

Limited developable land and strong demand for industrial space throughout Central Broward have contributed to consistently low vacancy and steady rental growth across the submarket. The subject property's location within the Sistrunk District positions it to benefit from these market fundamentals while offering direct access to one of Broward County's most active redevelopment corridors.

FAT VILLAGE CONTEXT

FAT Village sits at the center of Flagler Village, Fort Lauderdale's fastest-growing urban submarket and one of South Florida's most active development corridors. Positioned just north of the CBD, the neighborhood has evolved into a high-density, mixed-use environment driven by residential growth, institutional-quality office development, and experiential retail.

The district continues to attract a young, educated workforce and a growing tenant base seeking walkability, connectivity, and a dynamic live-work-play setting. With over 10,000 residential units, 5M+ square feet of office, and 3M+ square feet of retail in the immediate area, Flagler Village offers the scale and infrastructure of a true urban core while still benefiting from ongoing development activity.

FAT Village stands out as the neighborhood's defining destination, anchored by a curated mix of creative office, food and beverage, entertainment, and gallery space. Its proximity to Brightline, Las Olas, and major transportation corridors positions it as a highly accessible and talent-driven location for forward-thinking tenants.

UNIT 1000 · WELLNESS AND BEAUTY

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BLUE DIAMOND FITNESS 2.0

VIEW PROFILE →

1 Blue Diamond Fitness 2.0 Unit 1000 · Wellness and Beauty	2 Glass & Pen Studios Unit 1011-1012 · Professional Services	3 Connect Records Unit 1021 · Shops	4 Dyer Design Glasswork Unit 1022 · Art Space
5 HerHaus Studio Unit 1031 · Professional Services	6 Laurie Duncan Art & Design Unit 1032 · Art Space	7 Greek Sugar Unit 1041-1042 · Food and Beverage	8 Papille Unit 1051-1052 · Food and Beverage
9 Obsidian Coffee Unit 1060 · Food and Beverage	10 Uncommon Path Brewing Unit 1071 · Bar	11 Pulse Pilates Unit 1081 · Wellness and Beauty	12 Calma Wellness Lounge Unit 1091 · Wellness and Beauty
13 Yogithot Studio	14 Capybara Cafe	15 Available	16 Leasing Office

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